

CITY COUNCIL, CITY OF LODI
CITY HALL COUNCIL CHAMBERS
FEBRUARY 15, 1967

A regular meeting of the City Council of the City Lodi was held beginning at 8:00 p.m. of Wednesday, February 15, 1967 in the City Hall Council Chambers.

ROLL CALL

Present: Councilmen - BROWN, CULBERTSON, HUNNELL,
KIRSTEN (9:40 p.m.) and WALTON
(Mayor)

Absent: Councilmen - KIRSTEN until 9:40 p.m.

Also present: City Manager Graves, City Attorney Mullen, Administrative Assistant Peterson and Planning Director Schroeder.

MINUTES

Minutes of February 1, 1967 were approved as written and mailed on motion of Councilman Culbertson, Hunnell second.

PUBLIC HEARINGS

APPEAL -
BEAUTY SHOP AT
423 W. ELM

Notice thereof having been published in accordance with law, the Mayor called for public hearing on the appeal of certain operators of beauty salons from the decision of the City Planning Commission in granting a use permit for a home beauty shop at 423 West Elm Street in an R-4 Multiple Family Institutional Residence District. Mr. Graves read a report from the Planning Commission giving the basis for its action and the requirements of the use permit. Mr. James Yarborough of Darlou's Beauty Salon, 1323 West Lockeford Street, voiced the objections of the appellants, the main objection being that they felt commercial beauty shops could not compete with home shops. Mr. Albert Wall, barber, residing at 515 South Crescent Avenue, also spoke in favor of the appeal. Mr. Jim Gerard, 106 South Orange Avenue, owner of the property at 423 West Elm, spoke against the appeal, stating the Planning Commission had permitted beauty shops in other R-4 areas and the City's General Plan shows the property to be in an area that will be zoned C-P in the future, in which event a beauty parlor would be allowed without a use permit. There was no one else in the audience who wished to be heard on the matter. A communication signed by nine persons objecting to beauty shops in residential areas was noted. The public portion of the hearing was then closed. After discussion, it was moved by Councilman Brown that the appeal be denied and that the City Council uphold the action of the Planning Commission in granting a use permit for a beauty shop at 423 West Elm Street. The motion was seconded by Councilman Hunnell and carried. Councilman Hunnell then moved that the problem of beauty shops and barber shops in R-3 and R-4 zones be referred to the City Planning Commission. The motion was seconded by Councilman Culbertson and carried.

PLANNING COMMISSION

REZONING
537 FLORA
TO C-2

The Planning Commission recommended that property at 537 Eden Street be rezoned from the R-4 Multiple Family Institutional Residence District to the C-2 General Commercial District as requested by Donald V. Parker. On motion of Councilman Brown, Hunnell second, the matter was set for public hearing on March 1, 1967.

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CODE CHANGES
RE SIGNS IN
C-S DISTRICT

The Planning Commission recommended that certain amendments be added to the regulations governing signs in the C-S Commercial Shopping District. On motion of Councilman Hunnell, Culbertson second, the recommendation was set for public hearing on March 15, 1967. A review of the recommendation, particularly in regard to free standing signs and how they can be controlled, will be presented by the Planning Director.

LAKEWOOD
SHOPPING CENTER

In other actions, the Planning Commission approved the request of Pacific Investment Company to modify the use permit covering Phase III of the Lakewood Shopping Center so as to limit the required on-street lighting facilities for this phase to the Elm Street frontage with on-street lighting for the remaining frontage to be installed as a requirement of Phase IV.

COMMUNICATIONS

CHAMBER OF COM.
RE CHEROKEE LANE

A letter was read from the Lodi District Chamber of Commerce requesting the City Council to expedite the necessary information needed to proceed with the Cherokee Lane improvement project.

CHAMBER OF COM.
RE KETTLEMAN LN
GRADE SEPARATION

In another communication the Chamber of Commerce asked the Council to reiterate its request for a feasibility study of the Kettleman Lane grade separation. The Chamber also requested the study be expanded to include the area from Cherokee Lane west to Ham Lane and that the Council indicate its intent to participate with the State and the County in the project, the details of percentage and amount of the costs to be shared to be determined after completion of the feasibility study. The Mayor requested that the staff submit a recommendation on the above matters. City Manager Graves said it would be ready for the March 15 Council meeting.

COUNTY-WIDE
SANITARY DISTRICT
STUDY COMMITTEE

A letter was read from Carmen Perino, Chairman of the County Board of Supervisors, to Mayor Walton requesting the submission of three names of people who would serve on a County-wide committee to study the feasibility of creating a County-wide Sanitary District. Mayor Walton said he would like to receive suggestions as to names from the Council.

NORTH GENERAL
MILLS ADDITION

RES. NO. 3029

A petition was received from owners of not less than one-fourth of the land by area and by assessed valuation for the annexation of "North General Mills Addition" to the City of Lodi, being property located at the northeast corner of Turner Road and Main Street (Woodbridge). The proposed annexation has been approved by the Local Agency Formation Commission of San Joaquin County. On motion of Councilman Hunnell, Brown second, the City Council adopted Resolution No. 3029 declaring the Council's intention to annex the "North General Mills Addition" to the City of Lodi and setting public hearing thereon for April 5, 1967.

SUPER MOLD
ADDITION

RES. NO. 3030

A petition was also received from owners of not less than one-fourth of the land by area and by assessed valuation for the annexation of "Super Mold Addition" to the City of Lodi, being property located east of 99 Freeway and south of Lodi Avenue. The proposed annexation has been approved by the Local Agency Formation Commission of San Joaquin County. On motion of Councilman Culbertson, Hunnell second, the City Council adopted Resolution No. 3030 declaring the intention of the City Council to annex the "Super Mold Addition" and setting public hearing thereon for April 5, 1967.

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REPORTS OF THE CITY MANAGER

CLAIMS Claims in the amount of \$653,246.64 were approved on motion of Councilman Brown, Hunnell second.

**AWARD -
LAWRENCE PARK
BOX SEATS** Mr. Graves presented the following tabulation of bids which had been received for the box seat construction at Lawrence Baseball Park:

RES. NO. 3031	Outdoor Products	\$ 16,500
	Republic Construction Company	19,542
	C. L. Jones & Company	21,744
	Philip H. Kolby	26,245

He recommended that award be made to the low bidder. Councilman Brown, Culbertson second, moved the adoption of Resolution No. 3031 awarding the contract for the box seats to Outdoor Products in accordance with their bid. Motion carried.

**AWARD -
LODI LAKE PARK
CONCESSIONS** The following bids were received for operation of the concessions at Lodi Lake Park:

RES. NO. 3032	Ted Yamada	32-1/4% of gross receipts
	Coca-Cola	31-1/2% of gross receipts
	Thelma Goehring	20% of gross receipts

Councilman Hunnell moved the adoption of Resolution No. 3032 awarding the contract for the Lodi Lake Park Concessions to the highest bidder, Ted Yamada, for 32-1/4% of the gross receipts. The motion was seconded by Councilman Brown and carried.

**AWARD -
GASOLINE, OILS
AND GREASES** Bids on gasoline, oils and greases were presented, totaling as follows:

RES. NO. 3033	Tidewater Oil Co. (Phillips)	\$43,493.76
	Richfield Oil Co.	43,969.40
	Seaside Oil Co.	44,302.05
	Standard Oil Co.	56,563.23

Mobil Oil Company also submitted a bid but did not bid on the motor oil.

On motion of Councilman Brown, Hunnell second, the City Council adopted Resolution No. 3033 awarding the contract for the furnishing of gasoline, oils and greases to the low bidder, Tidewater Oil Company.

**AWARD -
SANITARY SEWER,
LOWER SACTO RD.** The following bids were received on the Sanitary Sewer, Lower Sacramento Road:

RES. NO. 3034	Tyson & Cardoza	\$ 7,820.00
	Walter E. Sims	10,429.00
	Tompkins & Gallaven	10,552.52
	A. Teichert & Son	11,853.00
	R. Gould & Son	12,846.00
	William Burkhardt	13,587.50
	N. A. Artukovich	14,200.00
	W. M. Lyles Co.	15,512.40
	Acme Septic Tank & Drilling	16,624.00

Mr. Graves recommended that award be made to the low bidder. Councilman Brown moved the adoption of Resolution No. 3034 awarding the contract for the Sanitary Sewer, Lower Sacramento Road, to the low bidder, Tyson and Cardoza, for a total of \$7,820. The motion was seconded by Councilman Culbertson and carried.

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SPECS -
LAKE PARK BATH
HOUSE

The plans and specifications for the Lodi Lake Park Bath House were presented. After consideration by the City Council, it was moved by Councilman Culbertson that the plans and specifications be approved, with the exception that the men's shower room toilets be closed with baked enamel steel doors, and that call for bids be authorized. His motion was seconded by Councilman Brown and carried.

SPECS -
BASIN B-1
FENCING

The Council then reviewed the plans and specifications for Retention Basin B-1 Fencing. This basin is adjacent to Vinewood School. On motion of Councilman Culbertson, Brown second, the City Council approved the specifications for the B-1 Fencing and authorized calling for bids thereon.

SPECS -
WHITE SLOUGH
WATER POLLUTION
CONTROL PLANT

The Council then reviewed the plans and specifications for the White Slough Water Pollution Control Plant. The engineer for the project, Mr. Carleton M. Yoder, explained various phases of the plans. Councilman Kirsten arrived (9:40 p.m.) during Mr. Yoder's presentation. After discussion, Councilman Brown moved the adoption of the plans and specifications for the White Slough Water Pollution Control Plant and authorization of advertising for bids after approval has been received from the Federal Government. The motion was seconded by Councilman Culbertson and carried unanimously.

RECESS

At 9:50 p.m. the Mayor declared a five-minute recess.

SPECS -
SANITARY SEWER
OUTFALL LINE #2

The plans and specifications for the Sanitary Sewer Outfall Line #2 were approved and advertising for bids ^{authorized} on motion of Councilman Culbertson, Hunnell second.

BALLPARK
OFFICE BLDG

Mr. Graves presented plans for an office building designed for location at the Lawrence Ballpark. The space had been reduced to 336 square feet and plans included a built-in desk and cabinets. Mr. Graves suggested that the storage cabinet on the north wall be retained in the plans, but felt the ball club could furnish the rest of the equipment. He said the cost was estimated at \$4200 without the cabinet work. Councilman Culbertson was of the opinion the building could be constructed for less. There was no one present from the ball club. Councilman Kirsten said a new building should be erected at Blakely Park rather than the ballpark. His thinking was that the future of minor league baseball is questionable and spending more of the City's money at the ballpark because of the ball club is not justified. Councilman Hunnell concurred in this opinion. After further discussion, it was moved by Councilman Hunnell that the proposal to erect an office building at the ballpark be dropped from the calendar. The motion was seconded by Councilman Kirsten. Under the question, Councilman Culbertson said there were benefits other than dollars to be considered; that the entertainment value should not be discounted. The motion carried by the following vote:

Ayes: Councilmen HUNNELL, KIRSTEN and WALTON

Noes: Councilmen BROWN and CULBERTSON

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BALL PARK
CONCESSION

Assignment of the ball park concession contract, having been continued from the previous meeting, was brought up at this time. Mr. Jake Ferguson, Route 2, Box 502, Lodi, the concessionaire, said Mr. Ray Bennett of Stockton was prepared to take over the concession and the City should be receiving a letter from Mr. Bennett concerning the assignment. The City Manager said he had met with Mr. Ferguson and Mr. De Lap of Coca-Cola, who had intended to take over the concession with Mr. Bennett, and had come to an understanding. However, Mr. De Lap is no longer interested in the concession. Councilman Hunnell said he understood that several things in the contract were not fulfilled. Mr. Graves said the accounting for the City's part was very minor and that the accounting between the ball club and Mr. Ferguson was a private matter. Councilman Kirsten said that as far as the ball club was concerned, Mr. Ferguson's records were not sufficient for proper audit. The matter of the assignment was continued to the next meeting.

REPAIRS TO
WELLS #7 & #8

Mr. Graves reported that Wells No. 7 and No. 8 had been pulled and inspected and the repair costs had been estimated at a total of \$5,201.23. Since there is no way of knowing the amount of repairs until the pumps are pulled, the repairs are not budgeted. Mr. Graves said he had ordered the repairs to be made and was requesting Council approval of this action. Councilman Kirsten moved that the Council approve the action of the City Manager in ordering the repairs made to Wells No. 7 and No. 8 and that the costs be charged to the Contingent Fund. The motion was seconded by Councilman Brown and carried.

PUBLIC SAFETY
BUILDING
CHANGE ORDER

The City Manager presented Change Order No. 10 to provide a fixture and circuit in the telephone room of the Public Safety Building. This would cost an additional \$103.95. On motion of Councilman Kirsten, Hunnell second, the City Council approved Change Order No. 10.

HALLINAN
PROPERTY

Mr. Graves stated that the appraisal of the Hallinan property west of the stadium (which the City was considering acquiring to use for softball diamonds) had been completed. Mr. Hallinan is out of town and the City Manager recommended that the Council wait until Mr. Hallinan was available before proceeding further. The Council agreed.

LODI AVE.
GRADE
SEPARATION

In connection with probable future grade separation at Lodi Avenue and the Southern Pacific Company tracks, Mr. Graves reported that a warehouse had been torn down on property east of the tracks and sale of the property was imminent. A substantial portion of this property would be needed in the event of a grade separation on Lodi Avenue. After discussion, it was moved by Councilman Culbertson that the matter be dropped at this time. The motion was seconded by Councilman Brown and carried with Councilman Kirsten voting against the motion.

APPOINTMENTS -
RECREATION
COMMISSION

Mayor ~~Walters~~ ^{Kirsten} said that Elmer Brown, David Reese and Samuel D. Salas had signified their willingness to continue serving on the Recreation Commission and the Mayor so recommended. Councilman Brown, Kirsten second, moved that Elmer Brown,

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David Reese and Sam Salas be reappointed to the Recreation Commission for four-year terms which will expire on December 31, 1970. The motion carried.

PUBLIC
RELATIONS

In reference to public relations, the City Manager said he had been discussing this matter during department head meetings in an effort to eliminate shortcomings in specific areas. There is also a problem in the work load which sometimes means an inability to give specific answers at certain times. He said he did not feel that the City staff should be increased except that someone should be added to take over the personnel function which has been taking a good percentage of Administrative Assistant Peterson's time. He also mentioned having attended a work session on computers and that a feasibility study of City operations should be made.

Councilman Culbertson said it was time to have an assistant to the City Manager with the responsibility and authority to make public relations efforts and he suggested starting with preparation of a brochure for persons coming into the City Hall to sign up for utilities, giving general information regarding City services, etc. He also suggested a brochure which would be of help to contractors, builders, plumbers, etc.; an information sheet for subdividers, perhaps including history of how policies of the City have been built up; information for new businesses being established; better contact with the Chamber of Commerce and other quasi-public agencies and also the press and radio; instruction booklet for new employees on how to treat the public; someone to keep the Council cognizant of policies and maybe an information bulletin to the Council; and a public relations training program for employees. He felt another person could be hired to free the Administrative Assistant for greater responsibilities. Councilman Hunnell stressed the importance of public relations in dealing with the public and said time should be devoted to training employees in this area. He also felt that the Council was not always informed on City doings and that perhaps one sheet of information each week would be helpful. Councilman Kirsten said there has been a serious breakdown in public relations and there is a lot of room for improvement. He was concerned about direct contacts with the public and about employees making policy decisions. He mentioned a public relations training program presently being conducted by the City of Stockton in which the "Municipal Public Relations" manual was being used. Councilman Brown agreed that more training of employees was needed in regard to public relations; that sometimes the public gets different answers to the same question. After further discussion, Councilman Kirsten moved that the City Manager assign someone to audit and report on the public relations course in Stockton and that a copy of the book "Municipal Public Relations" be made available. The motion was seconded by Councilman Culbertson and carried. It was requested that the City Manager consider the suggestions made and give a report thereon at the next Council meeting.

ADJOURNMENT

At 12:05 a.m. the meeting was adjourned on motion of Councilman Culbertson.

Robert Campbell
Attest: ROBERT CAMPBELL, CLERK